

## **District III Advisory Board Minutes**

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**November 3, 2004  
7:00 p.m.**

**Colvin Neighborhood City Hall  
2820 S. Roosevelt**

The District III Advisory Board meeting was held at 7:00 p.m. at the Colvin Neighborhood City Hall at 2820 S. Roosevelt. The District III City Council member, Phil Lambke and seven (7) District Advisory Board members were in attendance. Seven (7) City staff were present and approximately (23) members of the public, most of whom signed in.

### **Members Present**

Jim Gulick  
William Ward  
Charlotte Foster  
Judy Dillard  
Matt Foley  
John Kemp  
Laura Simpson  
CM Phil Lambke

### **Members Absent**

Joann Hartig  
Phyllis Hall

### **Staff Present**

Vicki Mork  
Officer Kenton Connor  
Officer Virgil Miller  
Deb Legge  
Randy Sparkman  
Larry Foos  
City Manager George Kolb

### **Guests**

see page 6

## **ORDER OF BUSINESS**

### **Call to Order**

**Council Member Lambke** called the meeting to order at 7:05 pm.

### **Approval of Minutes**

Foster (Dillard) moved that minutes from the October 6, 2004 meeting be accepted, approved by a vote of 7-0.

**Action: Received and filed.**

### **Public Agenda**

#### **1. Scheduled Items**

None scheduled at this time.

**Recommended Action: Receive and file..**

## 2. Off Agenda Items

None scheduled at this time.

**Recommended Action: Provide comments/take appropriate action.**

### Staff Presentations

## 3. Community Police Report

**Officer Kenton Connor, 36 Beat** said he received complaints from around the Battin Apartments regarding police service and apartment management. He worked with the property managers as police were receiving complaints about poor maintenance at the apartments. He developed a survey and collected data from 100 randomly chosen households. He noted that question 6, asking about comfort level reporting crimes, was prompted by residents who reported crimes to the apartment management. He reported he is working with residents regarding establishment of a Neighborhood Association and working with apartment managers regarding Neighborhood Watch, etc.

Officer Connor also stated there was a crime trend of breaking business windows in strip malls and stealing cash from register. Businesses were informed of the activity and encouraged to not leave money in their registers. Also signs indicating there was no money on the premise were given out for businesses to post in their windows. This helped abate the practice. He also reported on the smash and dash thefts occurring in liquor stores, thieves were targeting very expensive liquor in these operations. A suspect was apprehended the night before and there were no crimes of this type reported last night.

**Foley** asked why Harry and Ollies's couldn't be closed like the Club House on South Broadway. **Officer Connor** asked him specifically what problems he was concerned with and **Foley** replied historical issues. **Officer Connor** explained that the owners have been working with him for quite a while and the current level of problems is similar to that of Grand Central Station and other clubs like that.

**Officer Virgil Miller** reported on four recent projects. Two were just closed and one was a success and one a failure. Both were reported drug houses, the one in the 2400 block of South Hydraulic was experiencing a crack problem. Officer Miller explained to the neighbors who were reporting the activity that he was unable to go further because of legal issues and instead he suggested the neighbors pursue civil penalties but they didn't care to follow up. The other drug house was on Mosley. There was a recent drive by shooting that injured a young woman. The neighbors were furious and they contacted the landlord threatening civil action and the gang members moved out promptly.

Officer Miller also reported there had been problems with gang members in public housing, which increased, police involvement and as a result the problems have decreased. He also reported the Club House on South Broadway had been closed and doesn't look like it's going to reopen anytime soon.

**Foley** asked what “cause of action” the neighbors were pursuing on South Mosley. **Officer Miller** said it was as a civil nuisance.

**Recommended Action: Receive and file.**

**4. Office of Central Inspection**

**Randy Sparkman, Supervisor** of commercial zoning, licensing and sign supervisor explained he was making his annual appearance to give general report on OCI activities and answer questions. He is responsible for licensure of restaurants, taverns, etc. He has one staff person to do all of the inspections. Previously the position was with Wichita Fire Department but funded by Office of Central Inspection fees. Staff person, Julie Irvin has worked with several drinking establishments in South Wichita. She is requiring them to clean up and meet City codes; she is unable to just “close” clubs down.

Sparkman said he regulated all signs from billboards to political signs or garage sale signs. He has two staff people for the whole City so other city staff can remove garage sale or political signs. The signs are kept for a time period to allow redemption.

Also, said he’s involved with graffiti. He explained the procedure involved, property owners asked to clean up as soon as possible. If City of Wichita has a waiver signed by property owner he can refer the problem directly to Public Works for timely removal.

**Charlotte** asked about signs in front yards. **Sparkman** replied they’re illegal, even though home occupation businesses are permitted no advertising signs are allowed. **Foley** asked if murals required a permit? **Sparkman** said only if they contained advertising. **Foley** asked if OCI worked with Wichita Police Department on after hours liquor sales? **Sparkman** said they wouldn’t work with Police because it would be undercover but they work with Wichita Police Department frequently in other circumstances.

**Deb Legge** explained that her staff was involved in residential housing code enforcements on existing houses. Residential housing codes include parking in front yard, graffiti, and dangerous properties. They go before council. Seventy-five percent of property in the condemnation process does get rehabbed at least enough to withdraw it from the process. If a house is demolished the cost is assessed to the property owner. Sometimes emergency demolition is required for home damaged by fire or other kinds of disasters.

Vacant property is a big problem in neighborhoods **Legge** asked DAB members to check for a red placard on the property. If it’s not there she asked that OCI be notified. She reported that there were eight more Neighborhood Clean Ups this year. It’s a great way for neighbors to work together to clean up the area. Usually Community Policing, Environmental Health and Office of Central Inspection staff are involved in these.

The joint nuisance code enforcement efforts involve OCI, Environmental Health and the Wichita Police Department and results in more eyes and ears for observing neighborhoods. The City Council provided more funds for nuisance abatement. Through the Tidemark database which catalogues and monitors reported problems, citizens can now access records; can check for permits, progress on cases. Citizens can access this system through the COW web page.

**Dillard** asked if front porch couches were against city code. **Legge** said yes they were along with tall grass weeds, graffiti, parking in yard and inoperable vehicles are all part of joint code enforcement. She explained that her staff attends Environmental Neighborhood Court at least once a week dealing with enforcement on these type issues. She explained that Community Policing can also write tickets for front yard parking. OCI has no jurisdiction for junk cars in street as the Wichita Police Department handles that.

**Foster** asked if Charles Anderson at Environmental Health had been replaced and she was told not yet. Then Foster referred to the abandoned property at 555 S. Woodlawn. **Legge** said it's an out of state owner and they have difficulty locating him. They have no way to make him improve his property. At Foster's request she said she would check on the status of his property taxes (she reported they are two years behind).

**Recommended Action: Review and provide comment for City Council.**

### **Board Agenda**

#### **5. Updates, Issues and Reports**

**Foster** reported on article in Eagle regarding flooding problem for Gypsum Creek. **CM Lambke** said staff took beautification funds and used it for flood control. **Ward** said he asked for flood control in his CIP survey. **Dillard** reported that disaster training occurred in her neighborhood, the Riverside Manufacturing Housing Park. **Kemp** reported a training exercise was planned for Grove Park in a week or so. He explained Emergency Management is ramping up their training.

**Foley** reported his Neighborhood Association was unable to hold their meeting at the Hilltop Community again as the building was not open. He said it was the second month in a row that this had happened. Mork, Neighborhood Assistant explained she had followed up on this problem with Jeanne Goodvin after attending the HAND meeting three months ago as she noticed the door was not unlocked that evening.

**Gulick** asked for the Sedgwick County Health Department to appear before DAB III to provide an update on the plan to consolidate health services at the old Wichita Mall on Harry Street.

**Recommended Action: Address each item as appropriate.**

### **Staff Presentations**

#### **6. Parks & Recreation-Ralph Wultz Riverside Tennis Complex**

Larry Foos, Superintendent Park & Recreation presented **Genesis and The Friends of Riverside each would be allowed to make a 10-minute presentation regarding their plan for the Riverside Tennis Complex.** The City has agreed to provide \$2.5 million for construction costs with a match of \$2.5 million from the proposing agencies. The City would be the property owner and the selected agency would operate the facility. The year-round recreation center would target serving children and families of all ages, especially those of special needs including at-risk children and individuals with disabilities. An additional

purpose would be to increase tournament play, professional tennis events and exhibitions, and be available for high school and college play.

Friends of the Riverside Tennis Association (FRTA) and Genesis Health Clubs each submitted a proposal in response to the City's RFP process. They emphasized the value of tennis as a life-long sport that teaches a discipline for a better quality of life. Representatives from FRTA focused on using a community approach with other community agencies, such as USD 259, Youth Alliance, the City, and others working together on tennis programs for children and families. The program would be based on an existing program that currently partners with the YMCA and schools to provide transportation, tennis lessons, and equipment. Their proposal would share the cost of operating and management with the city. They stated that the \$2.5 million had already been raised through pledges.

Representatives of Genesis Health Clubs said such programs are needed in the community to promote children's health. Examples were given of Genesis' ability to build successful programs including the revival of tennis at the former Racquet Club; award of grant funding; success with fitness programs at several locations including the W. 13<sup>th</sup> & Socora facility that partners with Via Christi Medical; and a current program working with elementary schools to provide tennis clinics and work with physical education programs. No memberships would be required to use the tennis courts but a fee would be charged after the first free visit. Genesis plans to fund any shortfalls through memberships to the fitness center planned for the complex also.

The District Advisory Board Members expressed the following comment and concerns:

- Issue of for-profit agency operating on park/city land.
- Would like to see the two organizations work together on this effort.
- Time period of the Genesis management contract -- 15-20 years was the response.
- Time period Genesis needed to recoup their investment.
- Need to include school district tennis tournaments at the site.
- What would situation be in 5 years? Response from Genesis-legal contract for operations, they have a reputation to protect and a bond posted.
- Youth program description, especially hours available, transportation, involvement, scheduling.
- Concerns expressed that fee structure be inclusive and accommodate all Wichitans.
- Concerns expressed regarding current lack of not-for-profit status for Friends of Riverside.
- Would wide scope of activities proposed by Friends of Riverside dilute their ability to focus on tennis or compete with other City of Wichita programs?
- Scope of the current financial resources of Friends of Riverside.
- Board voted on the recommendations – 5 were in favor of for profit proposal; 2 were in favor of the not for profit proposal.

**Council Member Lambke** asked the Board to vote on the two different proposals, five DAB members voted in favor of granting control to Genesis, the for profit organization, that included Kemp, Gulick, Foley, Simpson, Foster. Two DAB members voted in favor of the not for profit organization, Friends of Riverside, Ward and Dillard.

**Recommended Action: Review and provide comment for City Council.**

**Gulick (Kemp) moved to adjourn**

**7. Next Meeting**

The next regularly scheduled meeting for District Advisory Board III will be December 1, 2004 at Colvin Neighborhood City Hall at 7:00 p.m.

**No Action Required**

**Adjournment**

Respectfully Submitted,

Vicki Mork, Neighborhood Assistant

**Visitors**

Debra Miller	DAB I
Roger Simpson	1953 Roanoke
Jesse Sheffield	2526 S. Mosley
John Stevens	3125 E. Boston
Jim Skelton	5903 E. Skinner
Elena Ingle	3608 Meadow Ln
Peter Albright	149 S. Poplar
Jason Brittain	716 Vassar
Albert Sanchez	149 S. Poplar
Greg Farris	P.O. Box 573
Martin Hanney	1726 S. Hillside
Buff Farrow	1301 N. Woodlawn
R. Farris	Wichita
M. S. Mitchell	1215 Forest
Stephen Schnoover	8101 Willowbrook
Carol Skaff	314 N. Pinecrest
Joe Perez	245 N. Broadview
Lindsey Hagen	3135 Edgemont
Wayne Wentling	7114 Clearmeadow Ct.
Simon Norman	2725 N. Cranberry
John Cyr	608 N. Kessler
Ana Rodriguez	2430 Payne
Rick & Monica Nutt	1610 W. 13 <sup>th</sup>
Julie Steven	2558 N. Ridge Rd.
Rodney Steven	2558 N. Ridge Rd.